

2009SP-024-001

Belz-Hobson Pike Townhomes

Map: 164-00 Parcel: part of 201

Map: 164-00 Parcel: 272

Antioch/Priest Lake Community Plan

Council District 32 – Sam Coleman

Staff Reviewer: Greg Johnson

A request to change from R8 and AR2a to SP-MU zoning for property located at Old Hickory Boulevard (unnumbered) and a portion of property located at Murfreesboro Pike (unnumbered), at the southeast corner of Murfreesboro Pike and Hobson Pike (12.91 acres), to permit the development of 112 residential dwelling units and 20,000 square feet of retail or office uses in two structures, requested by Civil Site Design Group, PLLC, applicant, for Belz-McDowell Properties, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP - Construct 112 townhouses and 20,000 square feet of commercial space for retail/office/restaurant uses.

A request to change from One and Two-Family (R8) zoning and Agricultural/Residential (AR2a) zoning to Specific Plan-Mixed Use (SP-MU) for property located at Old Hickory Boulevard (unnumbered) and a portion of property located at Murfreesboro Pike (unnumbered), at the southeast corner of Murfreesboro Pike and Hobson Pike (12.91 acres), to permit the development of 112 residential dwelling units and 20,000 square feet of retail or office uses in two structures.

Existing Zoning

R8 District - R8 requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25% duplex lots. This zoning would permit 85 lots on the R8 portion of the site.

AR2a District - Agricultural/Residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. This zoning would allow 1 lot on the AR2a portion of the site.

Proposed Zoning

SP-MU District - Specific Plan-Mixed Use is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes residential, retail, and office uses.*

CRITICAL PLANNING GOALS

Creates Walkable Neighborhoods

Provides a Range of Housing Choices

Promotes Compact Building Design

Creates Open Space

This SP promotes mixed-use and walkable development with the placement of retail, office and townhouse residential adjacent to a prominent intersection of arterial streets. Retail and office buildings are situated with strong relationships to these streets with direct and unbroken connections to public sidewalks. An internal street and alley system allows for strong building frontages and a mostly unbroken sidewalk network within the site. Street and building frontages are enhanced through two open spaces provided within the project.

Townhouse buildings provide residential density appropriately adjacent to the intersection of Murfreesboro Pike and Hobson Pike and diversify housing options within the surrounding area while providing strong physical relationships among these compact building types.

ANTIOCH / PRIEST LAKE COMMUNITY PLAN POLICY

Community Center (CC) CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Neighborhood General (NG) NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy? Yes. The SP proposes a mixed-use development with a combination of residential, retail and office uses with strong relationships to adjacent streets and with strong pedestrian connectivity which meets the use and design intent of the CC policy. The townhouses located on the small portion of NG policy to the rear of the site are consistent with NG policy.

PLAN DETAILS The proposed SP consists of a mixture of residential and commercial uses, including 112 townhouses and 20,000 square feet of commercial uses. The commercial space is proposed within two free-standing buildings at the front of the site placed along Hobson Pike.

The development has two access points from Hobson Pike, a third from a private street that runs in-between the two proposed retail buildings and a fourth from a public street connection near the northeast corner of the site. This public street will stub to an adjacent undeveloped lot to the east. An interior network of private streets and alleys allows most of the proposed townhouses to have alley-loaded parking, which preserves the continuity of sidewalks and strengthens the street frontage of the townhouse buildings. Forty-three of the 112 townhouses do not have alley-loaded parking and propose driveway access to a private street. These front-loaded units are located along the northeast property line and should have minimal impact on the overall walkability of the project due to their location along the rear property line.

The layout of the commercial area meets the design intent of the CC policy with shallow building setbacks along Hobson Pike and a continuous pedestrian connection to the front of each building without interruption by parking, which is placed to the side and rear of the retail buildings. Retail uses are limited to those allowed by CS zoning.

Two open spaces are proposed within the site. One small open space is located at the terminus of the private entry street from Hobson Pike. It provides a focal point for the frontage of surrounding townhouses. A second open space is located near the rear of the site and is surrounded on all sides by townhouses. According to the plans, these open spaces do not include detention areas.

Conditions of approval have been added to ensure that townhouse units face public and private streets with appropriate front facades, to reduce the prominence of garage doors on front-loaded townhouses, to address orientation of residential units, prominence of garage doors and driveways, and to visually screen parking areas from the residential areas and public streets. The applicant proposes signage restrictions that will prohibit pole-mounted signs and provide limitations for the lighting of all signs.

According to the Tennessee Department of Environment and Conservation, endangered species may exist on the project site. A condition of approval has been added, stating that prior to final site plan approval, obtain letter from Tennessee Department of Environment and Conservation or a botanical inventory from a qualified biologist stating if endangered species exist on this site. Presence of endangered species may require modification to the plan.

STORMWATER RECOMMENDATION Approved.

PUBLIC WORKS RECOMMENDATION Comply with previous conditions.

1. The public roadway "A" connection to Hobson Pike shall be constructed per Metro ST-253.
2. Don't combine minimum parking with minimum street widths. Internal private roads shall be constructed to Metro ST-252 (31 ft foc). Alternatively, if 2.5 parking spaces per unit are constructed, then the narrower street widths of Metro ST-251 can be used.
3. Construct a minimum 20-ft setback between the back of sidewalk and the face of buildings or garages.
4. All required parking shall be designed to permit entry/exit without moving any other vehicle.
5. Total alley width shall be a minimum of 18 ft to accommodate SU-30 trash truck service, and shall be constructed to the Metro ST-263 pavement schedule.
6. Construct Metro ST-324 driveway ramp for access to Roadway "A" and for private drive access to Hobson Pike.
7. Connect the sidewalk in the vicinity of the mail kiosk.

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	2.9	0.5 D	1 L	10	1	2

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	10.01	5.79 D	57 L	620	50	65

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/Townhome (230)	-	-	112 U	710	57	66

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office(710)	-	-	20,000 Sq. Ft.	387	52	102

Traffic changes between maximum: **AR2a, R8** and proposed **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	8.97	-	-	+467	+58	+101

METRO SCHOOL BOARD REPORT

Projected student generation 3 Elementary 2 Middle 3 High

Schools Over/Under Capacity Students would attend Mt. View Elementary School, Kennedy Middle School, or Antioch High School. Mt. View Elementary and Kennedy Middle have been identified as being over capacity by the Metro School Board. There is no capacity for elementary students within the cluster. However, there is capacity within the cluster for middle schools students.

The fiscal liability for three elementary students is \$60,000. This data is for informational purposes only and is not a condition of approval. This information is based upon data from the school board last updated September 2009.

STAFF RECOMMENDATION Staff recommends approval with conditions. The proposed mixed use project is consistent with land use policy in terms of proposed uses and design.

CONDITIONS

- Where a garage door opening faces a street, each garage door opening shall have a maximum width of 10 feet. The driveway for each unit shall have a maximum width of 12 feet at the garage entrance. Door panels shall be modest in scale and architecturally integrated with each dwelling unit.
- Building frontages shall clearly identify the primary pedestrian entrance toward the street, which shall be separate from vehicular entrances. Pedestrian entryways shall be 100 percent visible, oriented to and accessible from street/pedestrian plaza/parks. All primary public entrances shall

- have a paved connection to the project's sidewalk network.
3. For each unit where a garage door opening faces a street, the front setback of the primary pedestrian entrance shall be shorter than or equal to the front setback of the garage door.
 4. Open spaces in the plan shall be fronted with primary facades of buildings; no rear elevations to face open space.
 5. Parking areas for proposed retail buildings shall be screened from Hobson Pike and the private drive to the rear of the buildings with a masonry wall (brick or stone) or a consistent visual landscaping screen with a minimum height of 3 feet and a maximum height of 4 feet.
 6. No parking for the retail buildings shall have a shorter setback than the front façade of each retail building along Hobson Pike.
 7. Uses within the proposed commercial buildings shall be limited to retail, office, and restaurant uses provided that these uses comply with parking requirements of the CS zoning classification. The site plan shall be corrected to eliminate the allowance of all uses in CS zoning.
 8. Prior to final site plan approval, obtain letter from Tennessee Department of Environment and Conservation or a botanical inventory from a qualified biologist stating if endangered species exist on this site. Presence of endangered species may require modification to the plan.
 9. The public roadway "A" connection to Hobson Pike shall be constructed per Metro ST-253.
 10. Internal private roads shall be constructed to Metro ST-252 (31 ft foc). Alternatively, if 2.5 parking spaces per unit are constructed, then the narrower street widths of Metro ST-251 may be used.
 11. Garages shall be set back a minimum 20 feet from the back of sidewalk or alley.
 12. Private alleys shall be constructed to Public Works standards.
 13. Driveway ramp for access to Roadway "A" and for private drive access to Hobson Pike shall be constructed to the Metro ST-324 Driveway standard.
 14. Sidewalk shall be connected in the vicinity of the mail kiosk.
 15. Prior to final site plan approval, the SP plan shall include sign details, including proposed sign placement for building and ground signs. In addition to signs prohibited by Section 17.32.050 of the Metro Zoning Ordinance, prohibited signs include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs. Monument signs shall have a maximum sign area of 48 square feet and shall not exceed six feet in height or three feet in height if any portion of the sign is located within 15 feet of the driveway.
 16. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CS zoning district for commercial buildings and the RM9 zoning district for residential buildings as of the date of the applicable request or application.
 17. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the

Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

18. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
19. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
20. All development within the boundaries of this plan shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

Approved with conditions, (9-0) *Consent Agenda*

Resolution No. RS2009-156

"BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-024-001 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

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The proposed SP-MU is consistent with the Antioch/Priest Lake Community Plan's Community Center and Neighborhood General policies."